

3 Districts and the boundaries thereof

1. The City of Sheridan is hereby divided into districts of which there shall be nine (9), known as:

R-O Rural Residence District

R-1 Residence District

R-2 Residence District

R-3 Residence District

R-4 Residence District

NC-1 Neighborhood Commercial District

B-1 Business District

B-2 Business District

M-1 Industrial District

2. The locations and boundaries of the aforesaid districts are hereby established as shown on the map entitled "Zoning District Map,"* which map accompanies and is hereby declared to be a part of this ordinance.

3. Unless otherwise indicated on the Zoning District Map the district boundaries are the center lines of streets or alleys. In case of uncertainty or disagreement concerning the exact location of a district boundary line, the determination shall lie with the board of adjustment as hereinafter provided.

4. Any territory hereinafter annexed to the City of Sheridan shall be in the R-1 Residence District unless the City Council shall zone it otherwise at the time of annexation.

5. Except as hereinafter provided:

A. No building or land shall hereafter be used and no building or part thereof shall be erected, converted, enlarged, reconstructed or altered, except in conformity with the use regulations herein specified for the district in which the building or land is located.

B. No building shall be erected or structurally altered to exceed the height limit for the district in which such building is located.

C. No lot area shall be so reduced or diminished that the yards or other open spaces shall be smaller than prescribed herein, nor shall the lot area per family be reduced except in conformity with the regulations herein established for the district in which located.

D. Manufactured homes may be placed in any established zone within the city limits of the city except in the NC-1 Neighborhood Commercial District or where prohibited by declarations of private standards, treaties, or covenants. Manufactured homes in RO, R1, R2, R3, B1, B2, and M1 zones must comply with the following minimum standards:

1. The minimum total width shall be twenty-four feet.

2. Minimum gross area shall be four hundred square feet.

3. Roofs shall have a minimum 3/12 pitch.

4. Minimum roof design load shall be: live load—thirty pounds per square foot; dead load—ten pounds per square foot.

5. Manufactured homes shall be placed on a permanent foundation of concrete or masonry,

minimum forty-two inches in depth from site grade to bottom of footing, constructed according to the minimum standards of the city. All anchorage must be capable of withstanding an uplift pressure of one hundred fifty pounds per lineal foot of foundation wall between the building system and the foundation.

6. Alternate foundation methods must meet the minimum requirements of the manufacturer, or the United States Department of Housing and Urban Development Permanent Foundation Guide for Manufactured Housing.

7. Repealed by Ord. No. 1847, § 1 (part), 12-6-99.

8. Domestic water supply system and drain, waste, and vent system must be leak tested according to minimum city standards prior to connection to city utilities.

9. Manufactured homes must have all tongues, towing devices, and undercarriage support structure used solely for transportation to the site, and wheels, removed from the lot on which the manufactured home is situated. Undercarriage structure providing structural support for floor construction need not be removed from the manufactured home. (Ord. No. 1577, § 1, 3-12-84; Ord. No. 1647, § 1, 3-7-88; Ord. No. 1827, § 1, 12-21-98; Ord. No. 1847, § 1 (part), 12-6-99.)